



## Market Profile

Greenville City, SC  
Greenville city, SC (4530850)  
Geography: Place

Greenville city, SC (4530...

### Population Summary

|                       |        |
|-----------------------|--------|
| 2000 Total Population | 56,786 |
| 2010 Total Population | 58,409 |
| 2013 Total Population | 61,188 |
| 2013 Group Quarters   | 5,126  |
| 2018 Total Population | 65,927 |
| 2013-2018 Annual Rate | 1.50%  |

### Household Summary

|                             |        |
|-----------------------------|--------|
| 2000 Households             | 24,904 |
| 2000 Average Household Size | 2.10   |
| 2010 Households             | 25,599 |
| 2010 Average Household Size | 2.08   |
| 2013 Households             | 26,848 |
| 2013 Average Household Size | 2.09   |
| 2018 Households             | 29,083 |
| 2018 Average Household Size | 2.09   |
| 2013-2018 Annual Rate       | 1.61%  |
| 2010 Families               | 12,827 |
| 2010 Average Family Size    | 2.88   |
| 2013 Families               | 13,635 |
| 2013 Average Family Size    | 2.88   |
| 2018 Families               | 14,612 |
| 2018 Average Family Size    | 2.89   |
| 2013-2018 Annual Rate       | 1.39%  |

### Housing Unit Summary

|                               |        |
|-------------------------------|--------|
| 2000 Housing Units            | 27,955 |
| Owner Occupied Housing Units  | 42.5%  |
| Renter Occupied Housing Units | 46.6%  |
| Vacant Housing Units          | 10.9%  |
| 2010 Housing Units            | 29,418 |
| Owner Occupied Housing Units  | 39.5%  |
| Renter Occupied Housing Units | 47.5%  |
| Vacant Housing Units          | 13.0%  |
| 2013 Housing Units            | 30,208 |
| Owner Occupied Housing Units  | 40.1%  |
| Renter Occupied Housing Units | 48.8%  |
| Vacant Housing Units          | 11.1%  |
| 2018 Housing Units            | 32,474 |
| Owner Occupied Housing Units  | 40.6%  |
| Renter Occupied Housing Units | 48.9%  |
| Vacant Housing Units          | 10.4%  |

### Median Household Income

|      |          |
|------|----------|
| 2013 | \$36,229 |
| 2018 | \$45,218 |

### Median Home Value

|      |           |
|------|-----------|
| 2013 | \$160,595 |
| 2018 | \$203,595 |

### Per Capita Income

|      |          |
|------|----------|
| 2013 | \$27,616 |
| 2018 | \$34,507 |

### Median Age

|      |      |
|------|------|
| 2010 | 34.6 |
| 2013 | 35.2 |
| 2018 | 36.0 |

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

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### 2013 Households by Income

|                       |        |
|-----------------------|--------|
| Household Income Base | 26,846 |
| <\$15,000             | 20.4%  |
| \$15,000 - \$24,999   | 16.5%  |
| \$25,000 - \$34,999   | 11.8%  |
| \$35,000 - \$49,999   | 12.0%  |
| \$50,000 - \$74,999   | 14.9%  |
| \$75,000 - \$99,999   | 8.6%   |
| \$100,000 - \$149,999 | 8.0%   |
| \$150,000 - \$199,999 | 3.7%   |
| \$200,000+            | 4.1%   |

Average Household Income \$61,901

### 2018 Households by Income

|                       |        |
|-----------------------|--------|
| Household Income Base | 29,084 |
| <\$15,000             | 19.4%  |
| \$15,000 - \$24,999   | 11.6%  |
| \$25,000 - \$34,999   | 9.8%   |
| \$35,000 - \$49,999   | 12.3%  |
| \$50,000 - \$74,999   | 17.1%  |
| \$75,000 - \$99,999   | 10.7%  |
| \$100,000 - \$149,999 | 9.8%   |
| \$150,000 - \$199,999 | 4.6%   |
| \$200,000+            | 4.7%   |

Average Household Income \$77,414

### 2013 Owner Occupied Housing Units by Value

|                       |        |
|-----------------------|--------|
| Total                 | 12,115 |
| <\$50,000             | 4.3%   |
| \$50,000 - \$99,999   | 20.4%  |
| \$100,000 - \$149,999 | 22.1%  |
| \$150,000 - \$199,999 | 15.1%  |
| \$200,000 - \$249,999 | 9.6%   |
| \$250,000 - \$299,999 | 7.3%   |
| \$300,000 - \$399,999 | 8.2%   |
| \$400,000 - \$499,999 | 4.3%   |
| \$500,000 - \$749,999 | 5.3%   |
| \$750,000 - \$999,999 | 1.9%   |
| \$1,000,000 +         | 1.5%   |

Average Home Value \$228,426

### 2018 Owner Occupied Housing Units by Value

|                       |        |
|-----------------------|--------|
| Total                 | 13,192 |
| <\$50,000             | 3.4%   |
| \$50,000 - \$99,999   | 12.5%  |
| \$100,000 - \$149,999 | 15.8%  |
| \$150,000 - \$199,999 | 17.4%  |
| \$200,000 - \$249,999 | 13.7%  |
| \$250,000 - \$299,999 | 10.9%  |
| \$300,000 - \$399,999 | 10.1%  |
| \$400,000 - \$499,999 | 5.0%   |
| \$500,000 - \$749,999 | 6.9%   |
| \$750,000 - \$999,999 | 2.7%   |
| \$1,000,000 +         | 1.8%   |

Average Home Value \$267,344

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

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### 2010 Population by Age

|         |        |
|---------|--------|
| Total   | 58,409 |
| 0 - 4   | 6.5%   |
| 5 - 9   | 5.3%   |
| 10 - 14 | 4.6%   |
| 15 - 24 | 16.9%  |
| 25 - 34 | 17.3%  |
| 35 - 44 | 13.1%  |
| 45 - 54 | 12.7%  |
| 55 - 64 | 10.8%  |
| 65 - 74 | 6.2%   |
| 75 - 84 | 4.1%   |
| 85 +    | 2.5%   |
| 18 +    | 80.6%  |

### 2013 Population by Age

|         |        |
|---------|--------|
| Total   | 61,189 |
| 0 - 4   | 6.2%   |
| 5 - 9   | 5.6%   |
| 10 - 14 | 4.7%   |
| 15 - 24 | 16.4%  |
| 25 - 34 | 16.8%  |
| 35 - 44 | 12.9%  |
| 45 - 54 | 12.4%  |
| 55 - 64 | 11.5%  |
| 65 - 74 | 7.0%   |
| 75 - 84 | 4.1%   |
| 85 +    | 2.3%   |
| 18 +    | 80.7%  |

### 2018 Population by Age

|         |        |
|---------|--------|
| Total   | 65,928 |
| 0 - 4   | 6.1%   |
| 5 - 9   | 5.5%   |
| 10 - 14 | 4.9%   |
| 15 - 24 | 15.5%  |
| 25 - 34 | 16.6%  |
| 35 - 44 | 12.6%  |
| 45 - 54 | 11.8%  |
| 55 - 64 | 11.9%  |
| 65 - 74 | 8.4%   |
| 75 - 84 | 4.4%   |
| 85 +    | 2.3%   |
| 18 +    | 80.7%  |

### 2010 Population by Sex

|         |        |
|---------|--------|
| Males   | 28,091 |
| Females | 30,318 |

### 2013 Population by Sex

|         |        |
|---------|--------|
| Males   | 29,676 |
| Females | 31,513 |

### 2018 Population by Sex

|         |        |
|---------|--------|
| Males   | 32,126 |
| Females | 33,802 |

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

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## Market Profile

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### 2010 Population by Race/Ethnicity

|                        |        |
|------------------------|--------|
| Total                  | 58,409 |
| White Alone            | 64.0%  |
| Black Alone            | 30.0%  |
| American Indian Alone  | 0.3%   |
| Asian Alone            | 1.4%   |
| Pacific Islander Alone | 0.1%   |
| Some Other Race Alone  | 2.5%   |
| Two or More Races      | 1.8%   |
| Hispanic Origin        | 5.9%   |
| Diversity Index        | 55.6   |

### 2013 Population by Race/Ethnicity

|                        |        |
|------------------------|--------|
| Total                  | 61,189 |
| White Alone            | 62.9%  |
| Black Alone            | 30.1%  |
| American Indian Alone  | 0.3%   |
| Asian Alone            | 1.5%   |
| Pacific Islander Alone | 0.1%   |
| Some Other Race Alone  | 3.1%   |
| Two or More Races      | 2.0%   |
| Hispanic Origin        | 7.2%   |
| Diversity Index        | 57.8   |

### 2018 Population by Race/Ethnicity

|                        |        |
|------------------------|--------|
| Total                  | 65,928 |
| White Alone            | 61.9%  |
| Black Alone            | 29.7%  |
| American Indian Alone  | 0.3%   |
| Asian Alone            | 1.6%   |
| Pacific Islander Alone | 0.1%   |
| Some Other Race Alone  | 4.0%   |
| Two or More Races      | 2.3%   |
| Hispanic Origin        | 9.2%   |
| Diversity Index        | 60.7   |

### 2010 Population by Relationship and Household Type

|                                 |        |
|---------------------------------|--------|
| Total                           | 58,409 |
| In Households                   | 91.2%  |
| In Family Households            | 65.0%  |
| Householder                     | 22.0%  |
| Spouse                          | 13.8%  |
| Child                           | 24.2%  |
| Other relative                  | 3.2%   |
| Nonrelative                     | 1.8%   |
| In Nonfamily Households         | 26.3%  |
| In Group Quarters               | 8.8%   |
| Institutionalized Population    | 2.4%   |
| Noninstitutionalized Population | 6.4%   |

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

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### 2013 Population 25+ by Educational Attainment

|                              |        |
|------------------------------|--------|
| Total                        | 41,075 |
| Less than 9th Grade          | 5.3%   |
| 9th - 12th Grade, No Diploma | 9.7%   |
| High School Graduate         | 22.4%  |
| Some College, No Degree      | 18.4%  |
| Associate Degree             | 5.7%   |
| Bachelor's Degree            | 24.2%  |
| Graduate/Professional Degree | 14.4%  |

### 2013 Population 15+ by Marital Status

|               |        |
|---------------|--------|
| Total         | 51,110 |
| Never Married | 41.6%  |
| Married       | 39.1%  |
| Widowed       | 7.0%   |
| Divorced      | 12.3%  |

### 2013 Civilian Population 16+ in Labor Force

|                     |       |
|---------------------|-------|
| Civilian Employed   | 90.9% |
| Civilian Unemployed | 9.1%  |

### 2013 Employed Population 16+ by Industry

|                               |        |
|-------------------------------|--------|
| Total                         | 28,314 |
| Agriculture/Mining            | 0.4%   |
| Construction                  | 4.7%   |
| Manufacturing                 | 13.6%  |
| Wholesale Trade               | 2.2%   |
| Retail Trade                  | 10.3%  |
| Transportation/Utilities      | 3.9%   |
| Information                   | 1.8%   |
| Finance/Insurance/Real Estate | 6.6%   |
| Services                      | 53.4%  |
| Public Administration         | 3.1%   |

### 2013 Employed Population 16+ by Occupation

|                                 |        |
|---------------------------------|--------|
| Total                           | 28,315 |
| White Collar                    | 64.7%  |
| Management/Business/Financial   | 15.8%  |
| Professional                    | 24.1%  |
| Sales                           | 13.4%  |
| Administrative Support          | 11.4%  |
| Services                        | 18.5%  |
| Blue Collar                     | 16.8%  |
| Farming/Forestry/Fishing        | 0.1%   |
| Construction/Extraction         | 2.6%   |
| Installation/Maintenance/Repair | 2.4%   |
| Production                      | 6.9%   |
| Transportation/Material Moving  | 4.8%   |

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

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### 2010 Households by Type

|                                      |        |
|--------------------------------------|--------|
| Total                                | 25,599 |
| Households with 1 Person             | 41.7%  |
| Households with 2+ People            | 58.3%  |
| Family Households                    | 50.1%  |
| Husband-wife Families                | 31.4%  |
| With Related Children                | 12.8%  |
| Other Family (No Spouse Present)     | 18.7%  |
| Other Family with Male Householder   | 3.9%   |
| With Related Children                | 1.8%   |
| Other Family with Female Householder | 14.7%  |
| With Related Children                | 9.6%   |
| Nonfamily Households                 | 8.1%   |

|                              |       |
|------------------------------|-------|
| All Households with Children | 24.6% |
|------------------------------|-------|

|                              |      |
|------------------------------|------|
| Multigenerational Households | 2.4% |
| Unmarried Partner Households | 6.0% |
| Male-female                  | 5.2% |
| Same-sex                     | 0.8% |

### 2010 Households by Size

|                      |        |
|----------------------|--------|
| Total                | 25,599 |
| 1 Person Household   | 41.7%  |
| 2 Person Household   | 30.9%  |
| 3 Person Household   | 13.1%  |
| 4 Person Household   | 8.8%   |
| 5 Person Household   | 3.6%   |
| 6 Person Household   | 1.2%   |
| 7 + Person Household | 0.6%   |

### 2010 Households by Tenure and Mortgage Status

|                            |        |
|----------------------------|--------|
| Total                      | 25,599 |
| Owner Occupied             | 45.4%  |
| Owned with a Mortgage/Loan | 32.4%  |
| Owned Free and Clear       | 12.9%  |
| Renter Occupied            | 54.6%  |

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

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#### Top 3 Tapestry Segments

1. Metropolitans
2. Young and Restless
3. Modest Income Homes

#### 2013 Consumer Spending

|   |               |
|---|---------------|
| Apparel & Services: Total \$            | \$37,013,180  |
| Average Spent                           | \$1,378.62    |
| Spending Potential Index                | 61            |
| Computers & Accessories: Total \$       | \$6,003,459   |
| Average Spent                           | \$223.61      |
| Spending Potential Index                | 90            |
| Education: Total \$                     | \$35,388,222  |
| Average Spent                           | \$1,318.10    |
| Spending Potential Index                | 90            |
| Entertainment/Recreation: Total \$      | \$76,799,840  |
| Average Spent                           | \$2,860.54    |
| Spending Potential Index                | 88            |
| Food at Home: Total \$                  | \$120,917,556 |
| Average Spent                           | \$4,503.78    |
| Spending Potential Index                | 89            |
| Food Away from Home: Total \$           | \$77,456,086  |
| Average Spent                           | \$2,884.99    |
| Spending Potential Index                | 90            |
| Health Care: Total \$                   | \$99,823,720  |
| Average Spent                           | \$3,718.11    |
| Spending Potential Index                | 83            |
| HH Furnishings & Equipment: Total \$    | \$37,179,267  |
| Average Spent                           | \$1,384.81    |
| Spending Potential Index                | 77            |
| Investments: Total \$                   | \$43,543,974  |
| Average Spent                           | \$1,621.87    |
| Spending Potential Index                | 78            |
| Retail Goods: Total \$                  | \$537,959,813 |
| Average Spent                           | \$20,037.24   |
| Spending Potential Index                | 83            |
| Shelter: Total \$                       | \$391,360,348 |
| Average Spent                           | \$14,576.89   |
| Spending Potential Index                | 90            |
| TV/Video/Audio: Total \$                | \$31,347,146  |
| Average Spent                           | \$1,167.58    |
| Spending Potential Index                | 91            |
| Travel: Total \$                        | \$40,837,174  |
| Average Spent                           | \$1,521.05    |
| Spending Potential Index                | 83            |
| Vehicle Maintenance & Repairs: Total \$ | \$25,736,891  |
| Average Spent                           | \$958.61      |
| Spending Potential Index                | 88            |

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2010 and 2011 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

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